

VICINITY MAP  
NOT TO SCALE

[illegible]

**Bleyl & Associates**

---

**Project Engineering & Management**

1722 BROADMOOR, S.E. 210  
ATLANTA, TEXAS 77602  
(979) 268-1118 PHONE  
(979) 260-3849 FAX

2251 N. LOOP 335 W  
CONROE, TEXAS 77330  
(936) 461-7833 PHONE  
(936) 730-3833 FAX



# MASTER PLAN

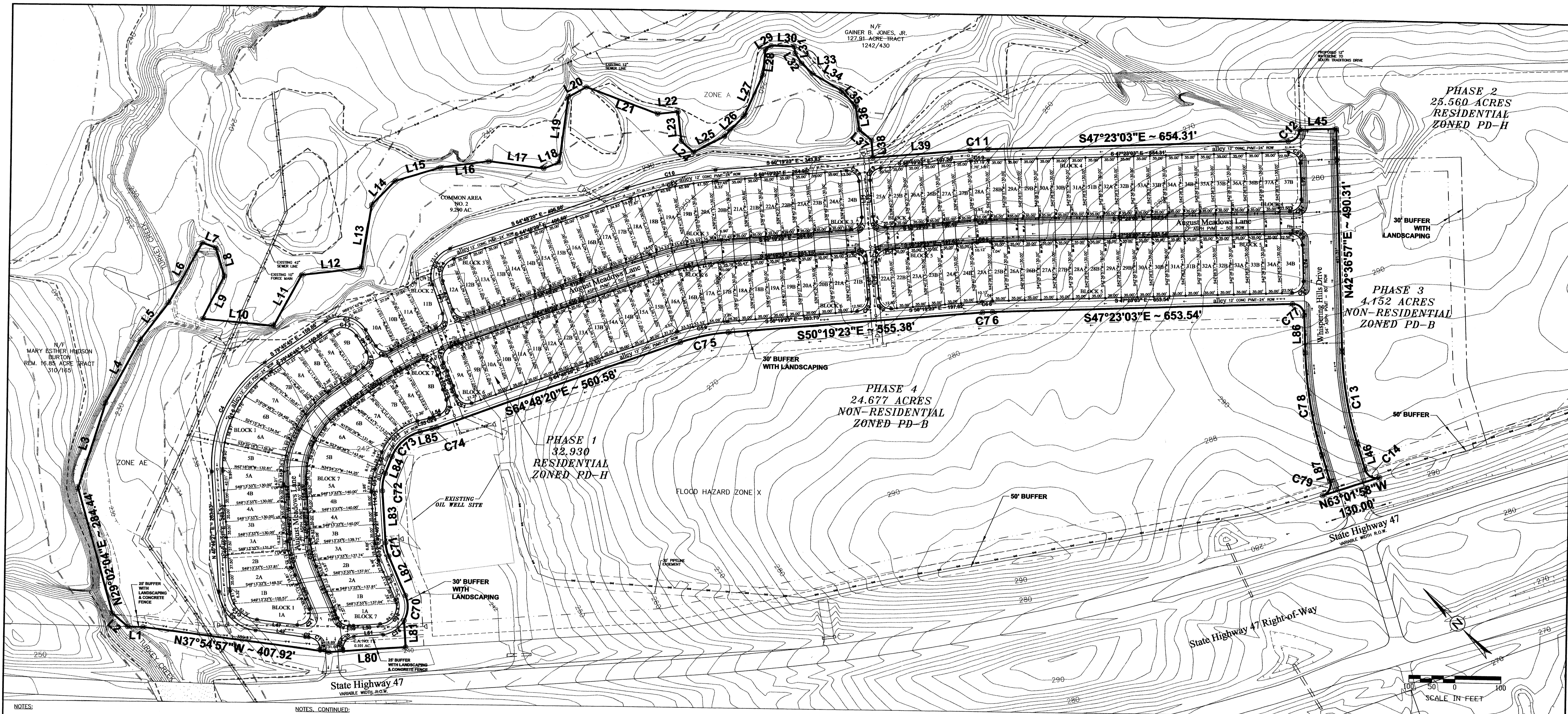
**NASH COMMERCIAL  
PROJECT**  
CITY OF BRYAN  
BRAZOS COUNTY, TEXAS

DRAFT  
FOR  
REVIEW ONLY

PROJECT NUMBER	
7026	
FILE NAME:	7026-EXHIBIT G-1
SHEET:	1 OF 1

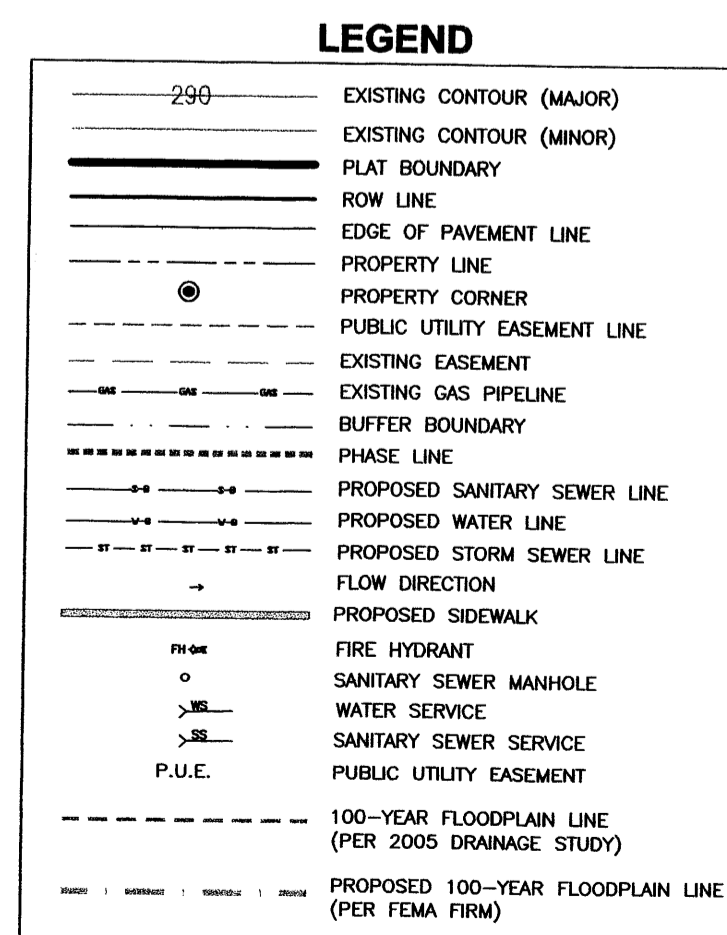
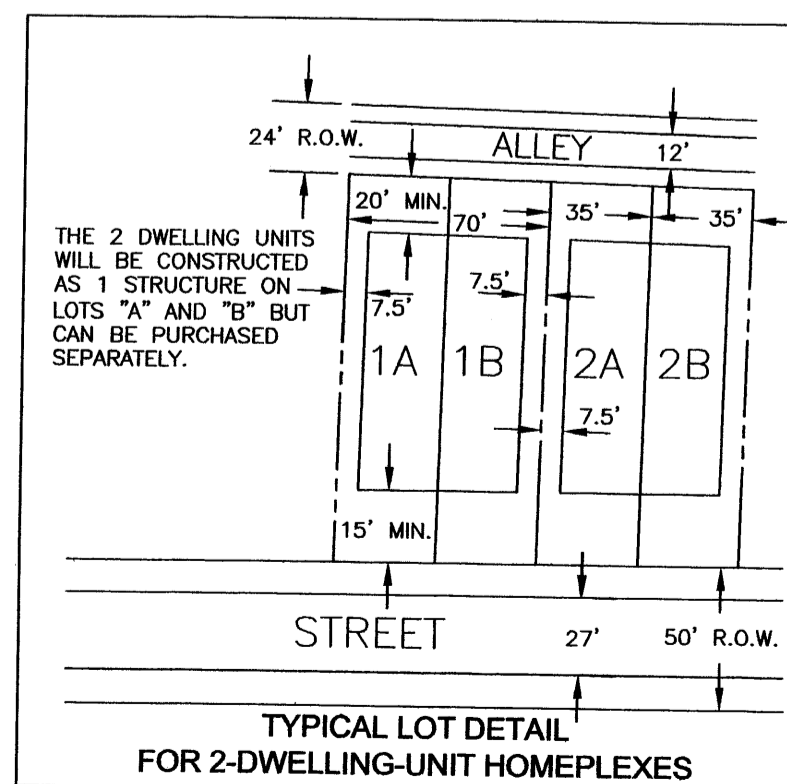
mp 06-04

Received  
APR 12 2006  
Development & Engineering  
Services



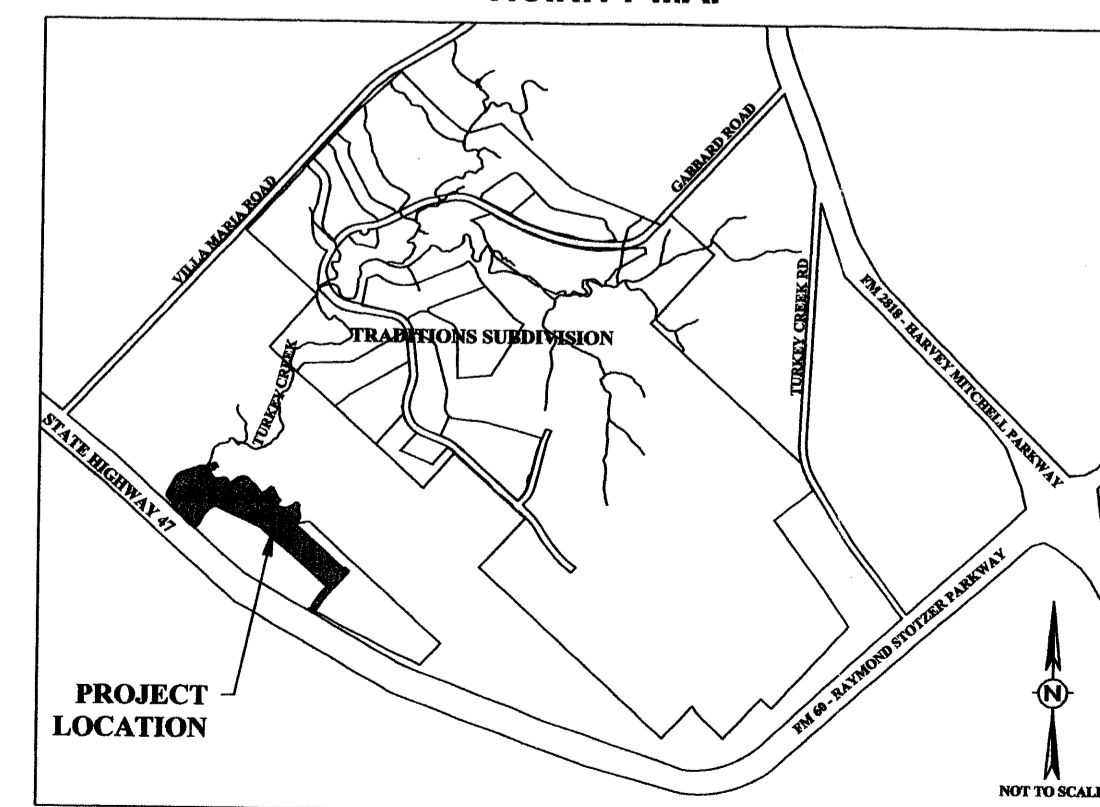
- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
  2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
  3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
  4. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
  5. BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.  
SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.  
REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.  
BUILDING SETBACK LINES FOR FUTURE PHASES WITH NON-RESIDENTIAL DEVELOPMENT WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.  
SIDE - THE MINIMUM SIDE SETBACK TO ABUTTING PROPERTY SHALL BE 15'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK ADJACENT TO ARTERIAL STREETS, COLLECTOR AND LOCAL STREETS IS 25'.  
REAR - THE MINIMUM REAR SETBACK ADJACENT TO AN ALLEY OR ABUTTING PROPERTY IS 15'.
  6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  7. OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195, 1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
  8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.

- NOTES, CONTINUED:
9. ELECTRICAL, PHONE AND CABLE SERVICE FOR PHASE 1 OF THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
  10. A DRAINAGE STUDY WILL BE PERFORMED AND A REPORT SUBMITTED TO SHOW THAT STORM WATER DETENTION IS NOT NECESSARY FOR THIS SITE.
  11. PHASE 1 OF THIS DEVELOPMENT WILL HAVE 2-UNIT ATTACHED DWELLINGS (HOMEPLEXES) ON INDIVIDUAL LOTS, AS SHOWN ON THE TYPICAL LOT DETAIL. EACH 2-UNIT STRUCTURE (HOMEPLEX) WILL BE CONSTRUCTED ON AN "A" AND "B" LOT WITH THE COMMON WALL OF THE STRUCTURE ON THE LOT LINE BETWEEN AN "A" AND "B" LOT. AFTER THE STRUCTURE IS COMPLETE, THEN EACH UNIT ON EITHER "A" OR "B" LOT CAN BE SOLD SEPARATELY.
  12. THE MINIMUM LOT SIZE FOR PHASE 1 IS 3500 SQUARE FEET. THE MINIMUM LOT WIDTH IS 35' AND THE MINIMUM LOT DEPTH IS 100'.
  13. BUFFER REQUIREMENTS ARE AS FOLLOWS:  
THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
THE BUFFER BETWEEN RESIDENTIAL AND SH 47 IS 25' WITH LANDSCAPING AND A 6" MASONRY/CONCRETE FENCE.  
THE BUFFER BETWEEN NON-RESIDENTIAL AND SH 47 WILL BE IN ACCORDANCE WITH THE SH 47 OVERLAY REQUIREMENTS.
  14. SOLID WASTE SERVICE FOR PHASE 1 WILL BE FROM THE ALLEYS. THE RIGHT-OF-WAY FOR THE ALLEYS IS 24' IN WIDTH. PARKING FOR THE DWELLING UNITS CANNOT BE LOCATED IN THIS RIGHT-OF-WAY SO AS TO ALLOW ADEQUATE WIDTH FOR SOLID WASTE TRUCKS.
  15. DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  16. DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
  17. THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.



PHASE 1 SUMMARY: 32.930 ACRES, 142 LOTS

REFER TO SHEET 2 OF 2 FOR LINE & CURVE TAG DATA.  
VICINITY MAP



# **PRELIMINARY PLAN** **WHISPERING HILLS SUBDIVISION** **PHASE 1** **32.930 ACRES**

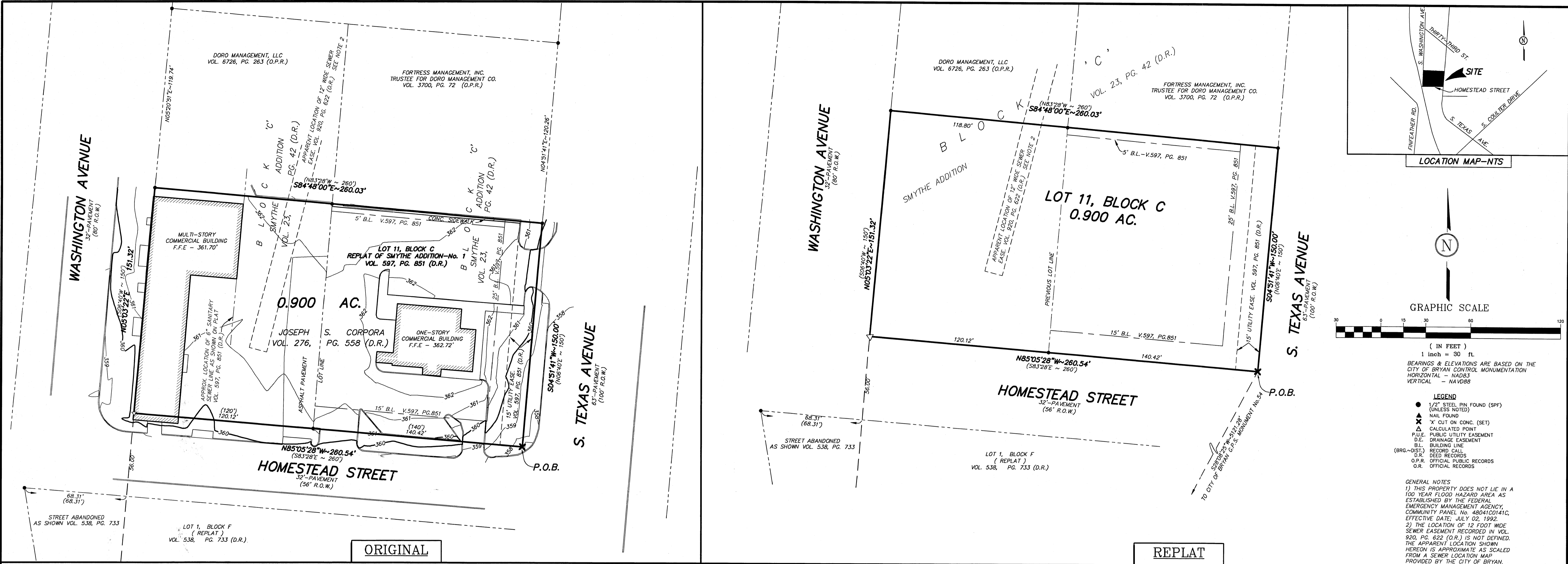
**BLOCK 1, LOTS 1A THRU 9B**  
**BLOCK 2, LOTS 10A THRU 11B**  
**BLOCK 3, LOTS 12A THRU 24B**  
**BLOCK 4, LOTS 25A THRU 37B**  
**BLOCK 5, LOTS 1A THRU 8B**  
**BLOCK 6, LOTS 9A THRU 21B**  
**BLOCK 7, LOTS 22A THRU 34B**

JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=100'  
APRIL, 2006

**OWNER:**  
Ronald Lightsey  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631  
**DEVELOPER:**  
Regency Properties  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631  
**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

**ENGINEER:**  
**TEXCON**  
General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743  
SHEET 1 OF 2

PP06-07



**FIELD NOTES**

FIELD NOTES DESCRIPTION OF 0.900 ACRE OF LAND OUT OF BLOCK C, SMYTHE ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 23, PAGE 42 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO JOSEPH S. CORPORA RECORDED IN VOLUME 276, PAGE 558 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, INCLUDING THE PORTION OF THE SAID CORPORA TRACT KNOWN AS LOT 11, BLOCK C, REPLAT OF SMYTHE ADDITION - NO. 1, A SUBDIVISION OF RECORD IN VOLUME 597, PAGE 851 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THE SAID 0.900 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an "X" cut on concrete (set) at the intersection of the west right-of-way line of S. Texas Avenue with the north right-of-way line of Homestead Street, at the southeast corner of the said Block C, Smythe Addition, the southeast corner of the said Corpora tract and the southwest corner of the said Lot 11;

THENCE, N 85°05'28" W, along the north right-of-way line of Homestead Street, passing a 1/2 inch diameter steel pin found at the southwest corner of the said Lot 11 at 140.42 feet and continuing a total distance of 260.54 feet to a calculated point on the west wall line of an existing building at the intersection of the east right-of-way line of Washington Avenue, being the southwest corner of the said Block C and southwest corner of the said Corpora tract, from which a 1/2 inch diameter steel pin found on the south right-of-way line of Homestead Street, at the northwest corner of Lot 1 of a replat of Block F of the said Smythe Addition, of record in Book 538, Page 733 of the Deed Records of Brazos County, Texas bears S 05°03'22" W, 56.00 feet and N 85°05'28" W, 68.31 feet;

THENCE, N 05°03'22" E, a distance of 151.32 feet along the east right-of-way line of Washington Avenue to a 1/2 inch diameter steel pin found at the northwest corner of the said Corpora tract, the same being the southwest corner of that certain tract described in a deed to Doro Management, LLC recorded in Volume 6726, Page 263 of the Official Public Records of Brazos County, Texas;

THENCE, S 84°48'00" E, a distance of 260.03 feet, crossing the said Block C, to a 1/2 inch diameter steel pin found on the west right-of-way line of S. Texas Avenue at the northeast corner of the said Corpora tract and Lot 11, the same being the southeast corner of that certain tract described in a deed to Fortress Management, Inc., Trustee for Doro Management Co. recorded in Volume 3700, Page 72 of the Official Public Records of Brazos County, Texas;

THENCE, S 04°51'41" W, a distance of 150.00 feet along the west right-of-way line of S. Texas Avenue to the PLACE OF BEGINNING, containing 0.900 acre of land, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, SARA F. CORPORA, WIFE OF JOSEPH S. CORPORA, DECEASED, OWNER OF AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING 0.900 ACRE OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 276, PAGE 558, AND DESIGNATED HEREIN AS REPLAT OF LOT 11, BLOCK C, SMYTHE ADDITION IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

SARA F. CORPORA

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED SARA F. CORPORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF THE ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, TERRY R. HAGOOD, REGISTERED PROFESSIONAL ENGINEER No. 52960 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

TERRY R. HAGOOD  
REGISTERED PROFESSIONAL ENGINEER No. 52960  
FISHER HAGOOD, INC.  
ONE CHISHOLM TRAIL, SUITE 5200  
ROUND ROCK, TEXAS, 78681

**APPROVAL OF CITY PLANNER**

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CITY PLANNER, BRYAN, TEXAS

**APPROVAL OF THE CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CITY ENGINEER, BRYAN, TEXAS

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

20\_\_ IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_ PAGE \_\_\_\_

COUNTY CLERK, BRAZOS COUNTY, TEXAS.

**REPLAT OF LOT 11, BLOCK C SMYTHE ADDITION CITY OF BRYAN, BRAZOS COUNTY, TEXAS**

**LENZ & ASSOCIATES, INC.**

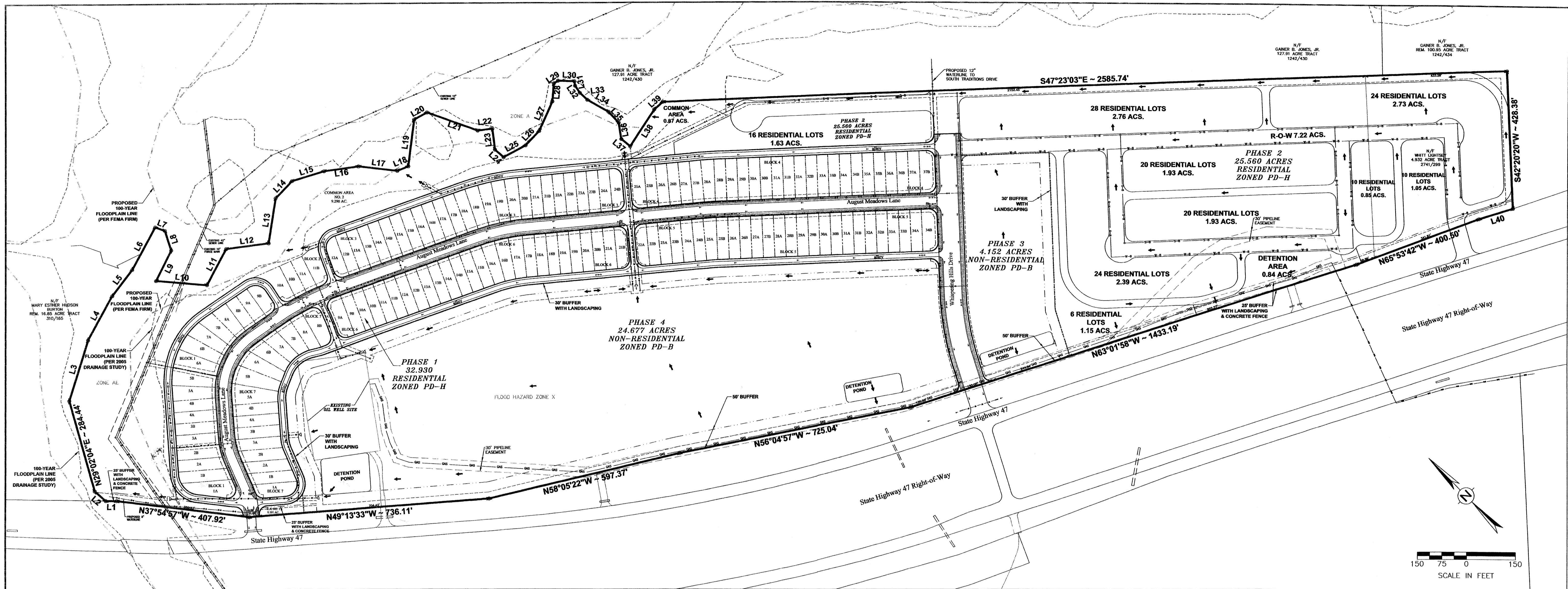
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174  
1714 FORT VIEW RD., SUITE 101  
AUSTIN, TEXAS 78704

SURVEY #: 2006-0207 F.B. : 747/11







#### NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT DISTRICT, PD-B AND PD-H.
3. A PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0143-C AND 48041C0150-C, EFFECTIVE DATE: 07-02-1992. ALSO SHOWN ON THIS PLAN IS THE PROPOSED 100-YEAR FLOODPLAIN AS DETERMINED BY THE TURKEY CREEK DRAINAGE STUDY WHICH HAS BEEN SUBMITTED TO FEMA.
4. BUILDING SETBACK LINES FOR PHASES 1 & 2 WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE UNIT AND NO CURB CUTS ARE PROVIDED ON THE FRONT/STREET SIDE.  
SIDE - THE MINIMUM SIDE SETBACK SHALL BE 7.5'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK FOR MINOR STREETS IS 15', 20' FOR SECONDARY STREETS, 25' ON ARTERIAL STREETS, AND 10' ON ALLEYS.  
REAR - THE MINIMUM REAR SETBACK SHALL BE 15' SINCE ALL OFF-STREET PARKING IS LOCATED IN THE REAR OF THE BUILDING.  
BUILDING SETBACK LINES FOR FUTURE PHASES WITH NON-RESIDENTIAL DEVELOPMENT WILL BE AS FOLLOWS:  
FRONT - THE MINIMUM FRONT SETBACK ON SH 47 SHALL BE 50'.  
SIDE - THE MINIMUM SIDE SETBACK TO ADJUTING PROPERTY SHALL BE 15'.  
SIDE STREET - THE MINIMUM SIDE STREET SETBACK ADJUTING TO ARTERIAL STREETS, COLLECTOR AND LOCAL STREETS IS 25'.  
REAR - THE MINIMUM REAR SETBACK ADJUTING TO AN ALLEY OR ADJUTING PROPERTY IS 15'.
5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
6. OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEEDS OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: 1128/189, 1128/195, 1128/201, 1128/207, 1128/213, 1128/219 AND 1128/225.
7. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
8. BUFFER REQUIREMENTS ARE AS FOLLOWS:  
THE BUFFER BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS IS 30' WITH LANDSCAPING.  
THE BUFFER BETWEEN RESIDENTIAL AND SH47 IS 25' WITH LANDSCAPING AND A 6' MASONRY/CONCRETE FENCE.  
THE BUFFER BETWEEN NON-RESIDENTIAL AND SH 47 WILL BE IN ACCORDANCE WITH THE SH 47 OVERLAY REQUIREMENTS.
9. DRIVEWAY ACCESS TO SH 47 WILL BE IN ACCORDANCE WITH TxDOT ACCESS REQUIREMENTS AND THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
10. DRIVEWAY ACCESS TO WHISPERING HILLS DRIVE WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
11. THE PROPOSED LAND USES FOR THE NON-RESIDENTIAL AND RESIDENTIAL LAND USES SHALL BE IN ACCORDANCE WITH THE USES LISTED ON THE LAND USE PLAN PREPARED FOR THE ZONING OF THE PROPERTY.

#### RESIDENTIAL PHASE SUMMARY:

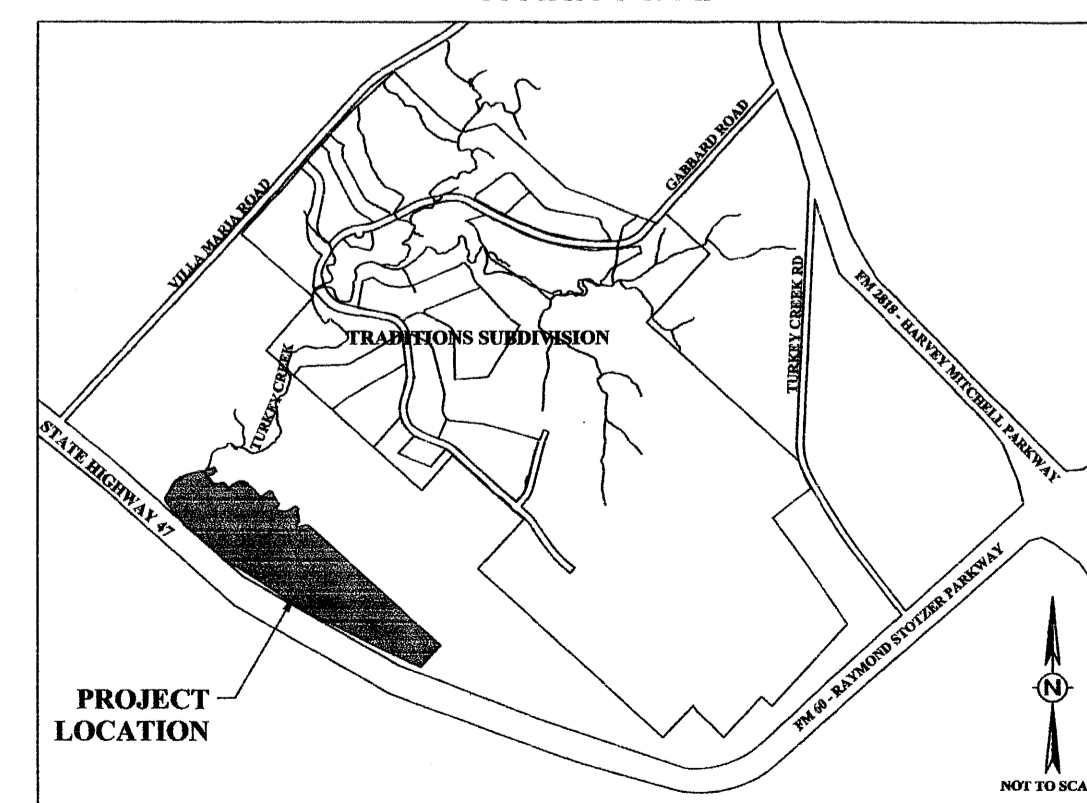
PHASE 1 = 142 LOTS

PHASE 2 = 158 LOTS

#### LEGEND

	PLAT BOUNDARY
	ROW LINE
	EDGE OF PAVEMENT LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
	EXISTING EASEMENT
	EXISTING GAS PIPELINE
	BUFFER BOUNDARY
	PHASE LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SIDEWALK
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	APPROXIMATE RUNOFF FLOW DIRECTION
	P.U.E.
	100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)
	PROPOSED 100-YEAR FLOODPLAIN LINE (PER FEMA FIRM)

#### VICINITY MAP



## MASTER PLAN

### WHISPERING HILLS SUBDIVISION

87.318 ACRES

PHASE 1, 32.930 ACRES - RESIDENTIAL  
PHASE 2, 25.560 ACRES - RESIDENTIAL  
PHASE 3, 4.152 ACRES - NON-RESIDENTIAL  
PHASE 4, 24.677 ACRES - NON-RESIDENTIAL

JOHN H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=150'

APRIL, 2006

#### OWNER:

Whitt Lightsey  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

#### DEVELOPER:

Regency Properties  
P.O. Box 9180  
College Station, Texas 77842  
(979) 229-8631

#### SURVEYOR:

Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

#### ENGINEER:

**TEXCON**

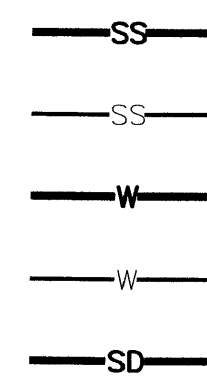
General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743

MP06-03 #2

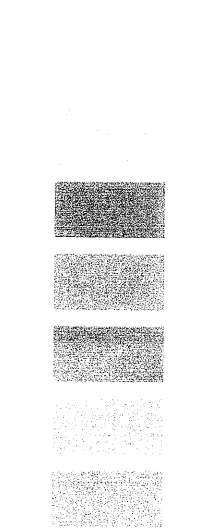
## GENERAL NOTES:

1. NO PUBLIC FACILITIES ARE PROPOSED AS PART OF THIS DEVELOPMENT.
2. FIRE HYDRANTS WILL BE LOCATED IN ACCORDANCE WITH THE CITY DESIGN GUIDELINES

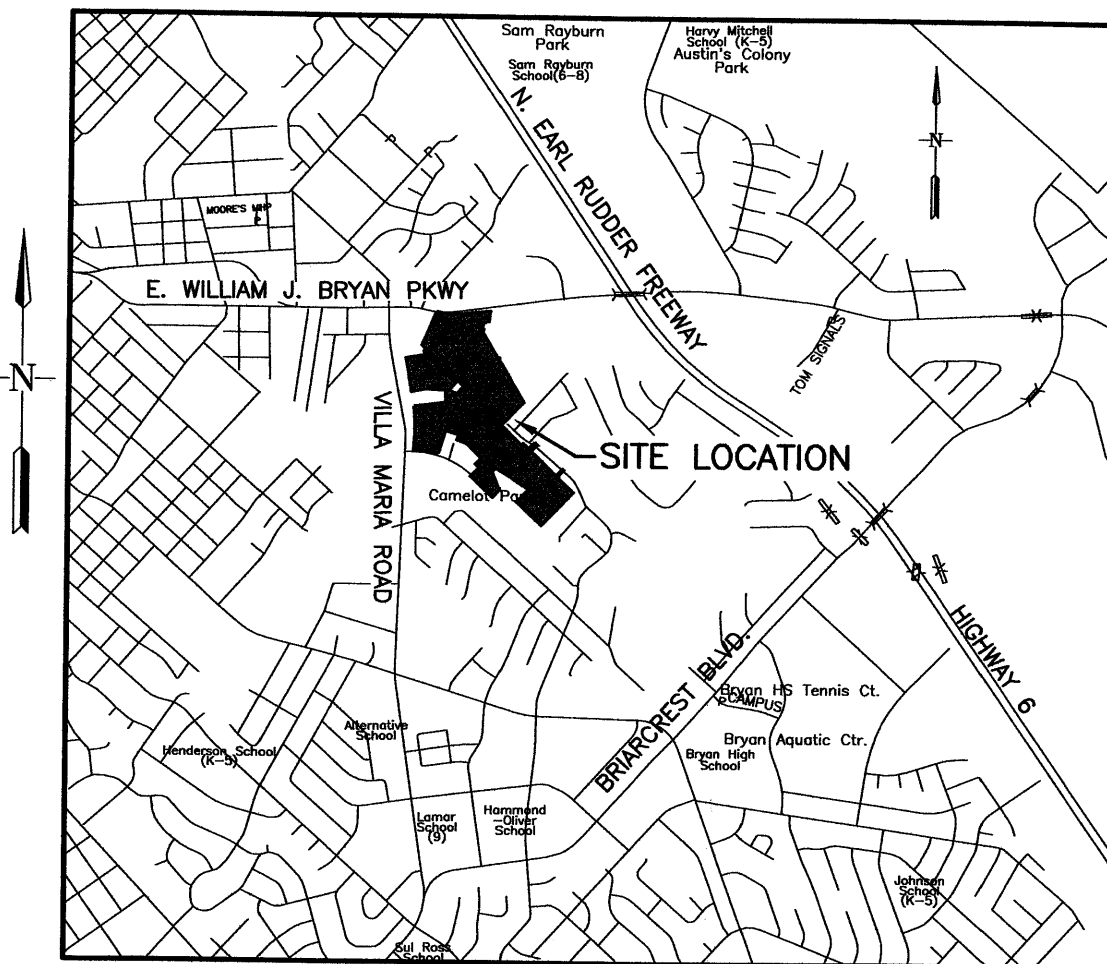
## LEGEND:



PROP. SANITARY SEWER  
EXIST. SANITARY SEWER  
PROP. WATER LINE  
EXIST. WATER LINE  
PROP. STORM DRAIN



PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	4.89 ACRES	7 D.U./AC.	34 UNITS
2	SINGLE FAMILY/PATIO HOME/TOWNHOME	6.90 ACRES	10 D.U./AC.	69 UNITS
3	SINGLE FAMILY/PATIO HOME	8.85 ACRES	7 D.U./AC.	62 UNITS
4	SINGLE FAMILY/PATIO HOME	3.33 ACRES	7 D.U./AC.	23 UNITS
5	SINGLE FAMILY/PATIO HOME	9.80 ACRES	7 D.U./AC.	68 UNITS
6	SINGLE FAMILY/PATIO HOME	4.29 ACRES	7 D.U./AC.	30 UNITS
		38.06 ACRES		286 UNITS TOTAL

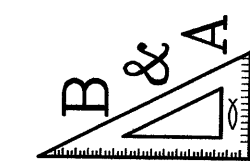
VICINITY MAP  
NOT TO SCALE

REV	DATE	BY	APP	COMMENT

PREPARED FOR:  
BURTON CREEK  
DEVELOPMENT, L.L.C.  
P.O. BOX 6345  
BRYAN, TX. 77805-6345

SCALE:  
DATE: MARCH, 2006  
DRAWN BY: SWW  
PROJECT MANAGER: PAUL LEVINTS, P.E.

**Bleyl & Associates**  
Project Engineering & Management



2251 N. LOOP 336 W  
BRYAN, TEXAS 77802  
(979) 288-1125 PHONE  
(979) 288-3849 FAX

**MASTER PLAN**

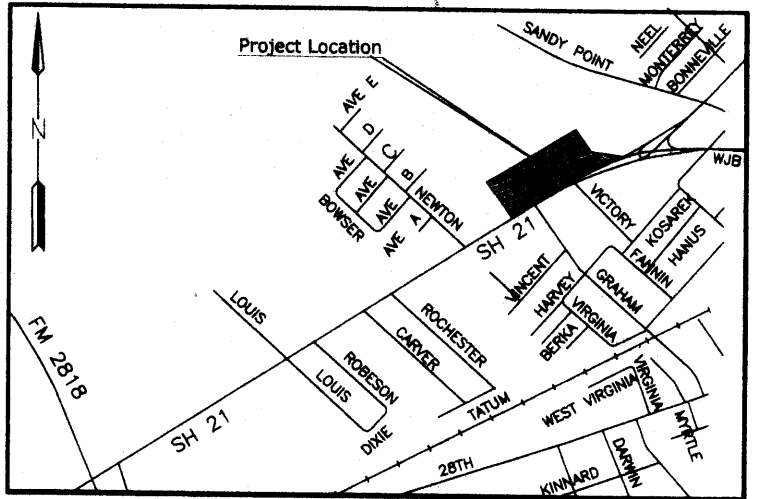
**BRIAR MEADOWS CREEK**  
38.08 ACRES OF LAND  
IN THE JOHN AUSTIN SURVEY, A-2  
BRYAN, TEXAS

**DRAFT FOR REVIEW ONLY**

PROJECT NUMBER  
**7031**  
FILE NAME: 7031-MP02  
SHEET: 1 OF 1

MP06-02 #2



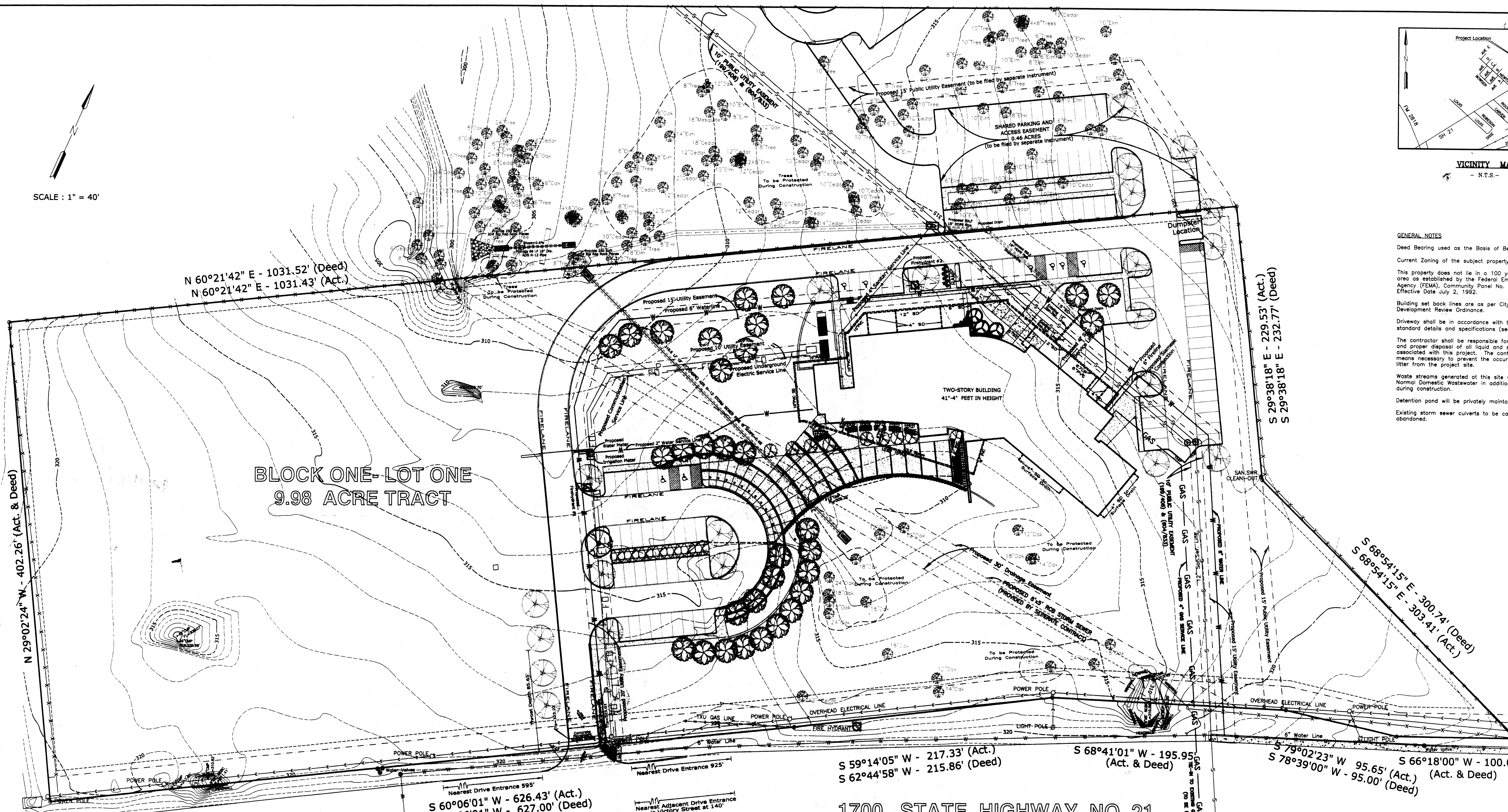


VICINITY MAP  
- N.T.S. -

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.  
Current Zoning of the subject property is C (Commercial).  
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 4804100133 C, Effective Date July 2, 1992.  
Building set back lines are as per City of Bryan Site Development Review Ordinance.  
Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).  
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.  
Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.  
Detention pond will be privately maintained.  
Existing storm sewer culverts to be capped and abandoned.

SCALE : 1" = 40'



BLOCK ONE-LOT ONE  
9.98 ACRE TRACT

1700 STATE HIGHWAY NO. 21  
(100' R.O.W. Width - 60' Asphalt Pavement Width)

NOTE:  
Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.  
NOTE:  
Grading plan will be submitted separately.  
SOLID WASTE DISPOSAL  
Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'x12' concrete dumpster pad. The pad shall have 6" visual screen on three sides.  
PARKING ANALYSIS  
Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa  
Total floor area for the proposed building = 28,407 sq.ft.  
Number of parking spaces required = 28,407/300 = 95  
Number of handicap accessible parking spaces provided = 1 for each 25 spaces = 95/25 = 4  
Total number of parking spaces provided = 130  
Number of handicap accessible parking spaces provided = 8  
Number of regular parking spaces provided = 122  
Proposed driveway and parking areas to be concrete pavement.

PROPOSED TREES  
CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - LIVE OAK	Quercus virginiana	QTY. - 20 (Newly planted canopy trees greater than 3")	350 sf	7000 sf
PROPOSED - LIVE OAK	Quercus virginiana	QTY. - 7 (Newly planted canopy trees between 2.75 & 3")	200 sf	1400 sf
PROPOSED - SHUMARD OAK	Quercus shumardi	QTY. - 24 (Newly planted canopy trees greater than 3")	350 sf	8400 sf

NON-CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - CRAPE MYRTLE TUSCARORA	Lagerstroemia indica 'Tuscarora'	QTY. - 7 (30 gal.) - Min 1.25' Cal	150 sf	1050 sf
PROPOSED - CRAPE MYRTLE TUSKEGEE	Lagerstroemia indica 'Tuskegee'	QTY. - 14 (30 gal.) - Min 2' Cal	150 sf	2100 sf
PROPOSED - RED HOLLY	Ilex opacifolia	QTY. - 3 (30 gal.)	150 sf	450 sf

SHRUB / PLANTING AREA TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - ASIAN JASMINE	Trachelospermum Asiaticum	QTY. - 2535 (4" pot)	5 sf/gal	3168 sf
PROPOSED - CARISSA HOLLY	Ilex cornuta 'Carissa'	QTY. - 68 (3 gal.)	10 sf	680 sf
PROPOSED - DW. FOUNTAIN GRASS	Pennisetum alopecuroides	QTY. - 78 (1 gal.)	10 sf	780 sf
PROPOSED - INDIAN HAWTHORN	Raphiopholia indica	QTY. - 178 (3 gal.)	10 sf	1780 sf
PROPOSED - DW. YAUPOIN HOLLY	Ilex vomitoria 'Nand'	QTY. - 14 (3 gal.)	10 sf	140 sf
PROPOSED - LORAPETALUM	Homalidaceae	QTY. - 23 (3 gal.)	10 sf	230 sf

EXISTING TREES  
To Be Protected During Construction

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
POST OAK	Quercus stellata	QTY. - 21	225 sf	4725 sf
CEDAR ELM	Ulmus crassifolia	QTY. - 17	225 sf	5175 sf
MESQUITE	Prosopis	QTY. - 1	225 sf	225 sf

LANDSCAPE ANALYSIS  
Proposed building area = 82,303 sq.ft.  
Total developed area = 280,000 sq.ft.  
15% of Total developed area = 15% x 280,000 = 42,000 sq.ft.  
Required Landscaped Area = 42,000 sq.ft.  
Square feet coverage for existing and newly planted trees are as follows:  
16800+3800+5998+10125=36,523 sq.ft.  
Total square feet coverage provided by landscaping:  
Grass Cover = 280,000-82,303-36,523=161,174 sq.ft.; 161,174/10=16,117 sq.ft.  
However only 15% of required landscaped area can be counted towards landscaping area points provided.  
Allowed Grass Cover Points=42,000/15 = 6300 sq.ft.  
Landscaped Area provided = 36,523 + 6300 = 42,823 sq.ft.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plan is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Donald D. Garrett, R.L.S., No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22780, in the State of Texas, hereby certify that proper engineering conditions exist for the proposed subdivision.  
Donald D. Garrett, P.E., No. 22780

Prepared For:  
WINGTON HOOKER JEFFREY ARCHITECTS  
9888 Skillman Street Suite 255  
Dallas, Texas 75243  
Tel: (214) 349-5558  
Fax: (214) 349-2522

Owner:  
BRAZOS COUNTY OF STATE OF TEXAS  
C/O Judge Randy Sims  
300 E. 26th Street Suite 114  
Bryan, Texas 77803  
Tel: (979) 361-4102  
Fax: (979) 361-4503  
Site Address:  
1700 State Highway 21 West  
Bryan, Texas 77803

Site Plan & Utility Plan  
for

BRAZOS COUNTY  
SHERIFF'S OFFICE

BLOCK ONE-LOT ONE  
BRAZOS COUNTY COMPLEX PH.III  
9.98 ACRE TRACT  
Volume 6458 Page 44  
Stephen F. Austin League No.9, A-62  
Bryan, Brazos County, Texas

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Pkwy. STE. 100, Bryan, TX 77803

7# 60-50505

# LEGEND

- PROPERTY BOUNDARY
- LAY OF HOSE
- R.O.W. EASEMENT-BOUNDARY
- EXIST. SAN. SEW. LINE
- PROP. WATER LINE (W.L.)
- AERIAL ELECTRIC
- PROP. FENCE
- EXIST. FENCE
- PROP. STM. SEW. LINE
- EXIST. CONTOURS OF ELEV.
- 315
- 315
- PROP. CONTOURS OF ELEV.
- TELEPHONE POLE & MANHOLE
- WATER VALVE
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE
- WATER METER (WM)

# ABBREVIATIONS

- PCC PORTLAND CEMENT CONCRETE
- HMAC HOT MIX ASPHALT CONCRETE
- PUE PUBLIC UTILITY EASEMENT
- D/W DRIVEWAY
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT

# PARKING

## OFF-STREET PARKING REQUIREMENTS

### A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	APPROXIMATE NUMBER OF STUDENTS	UNIT PARKING REQUIREMENTS parking space per student	EXTENDED NUMBER OF REQUIRED PARKING SPACES <sup>1</sup>
MIDDLE SCHOOL	~880	1 space / 15 students	59
TOTAL NUMBER OF PARKING SPACES REQUIRED:			59
TOTAL NUMBER OF PARKING SPACES PROVIDED:			194

### B. HANDICAPPED PARKING ANALYSIS

#### 1. REQUIRED NUMBER OF ACCESSIBLE SPACES

TOTAL PARKING SPACES PROVIDED	MINIMUM TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1

FOR 200 SPACES PROVIDED, 6 ACCESSIBLE SPACES ARE REQUIRED, ONE OF WHICH MUST BE VAN ACCESSIBLE.

#### 2. ACCESSIBLE SPACES PROVIDED

CATEGORY	PROVIDED	REQUIRED	COMMENT
GENERAL ACCESSIBLE	8	6	2 EXTRA
VAN ACCESSIBLE	5	1	4 EXTRA

### PARKING NOTES:

1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.

### NOTES:

1. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN
2. PROPERTY IS ZONED COMMERCIAL (C)
3. BUILDING SETBACK DISTANCES FOR COMMERCIAL: FRONT: 25' SIDE: 7.5' ARTERIAL SIDE STREET: 25' SIDE STREET: 15' REAR SETBACK: 7.5'
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
5. TRASH COMPACTOR SHALL BE PROVIDED AND SERVICED BY TEXAS COMMERCIAL WASTE

LOCATION OF PROPERTY:  
N. Texas Ave. Near State Highway 6

LEGAL DESCRIPTION OF PROPERTY:  
M. D. Wheeler, Ltd.  
30.36 Acre Tract  
Moses Baine Survey, A-3  
Volume 5703, Page 122

OWNER / DEVELOPER:  
Bryan Independent School District  
101 N. Texas Ave.  
Bryan, Texas 77803

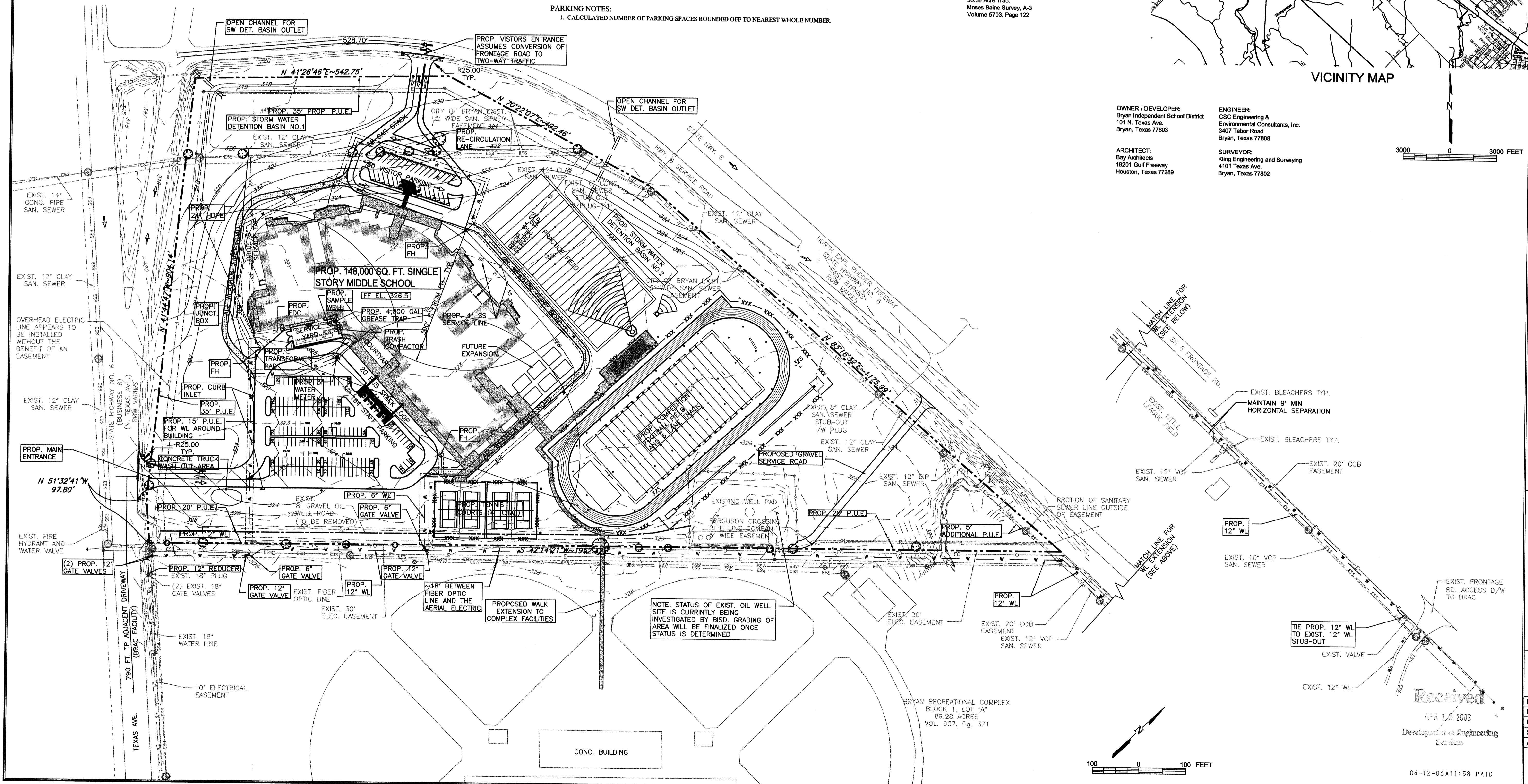
ARCHITECT:  
Bay Architects  
18201 Gulf Freeway  
Houston, Texas 77289

ENGINEER:  
CSC Engineering &  
Environmental Consultants, Inc.  
3407 Tabor Road  
Bryan, Texas 77808

SURVEYOR:  
Kling Engineering and Surveying  
4101 Texas Ave.  
Bryan, Texas 77802

## VICINITY MAP

3000 0 3000 FEET



**DRAWING STATUS**

REV. DATE

**SITE PLAN**

ARTHUR DAVILA MIDDLE SCHOOL

BRYAN I.S.D.

BRYAN, TEXAS

**ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.**

C S C

**SHEET TITLE:**

SITE PLAN

PROJ. NO.: 205167-100

DRAWN BY: AEA

DATE: 04/12/06

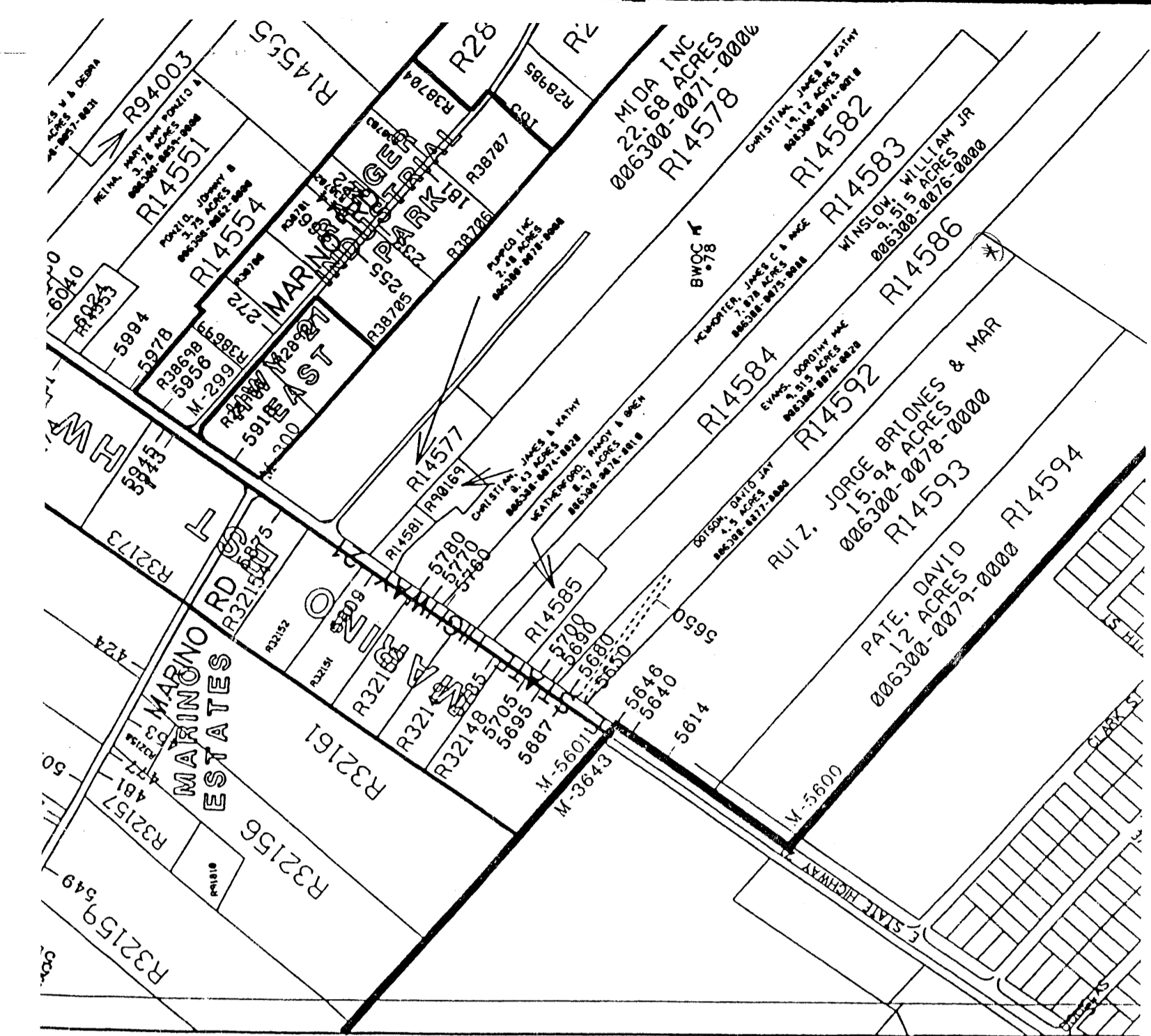
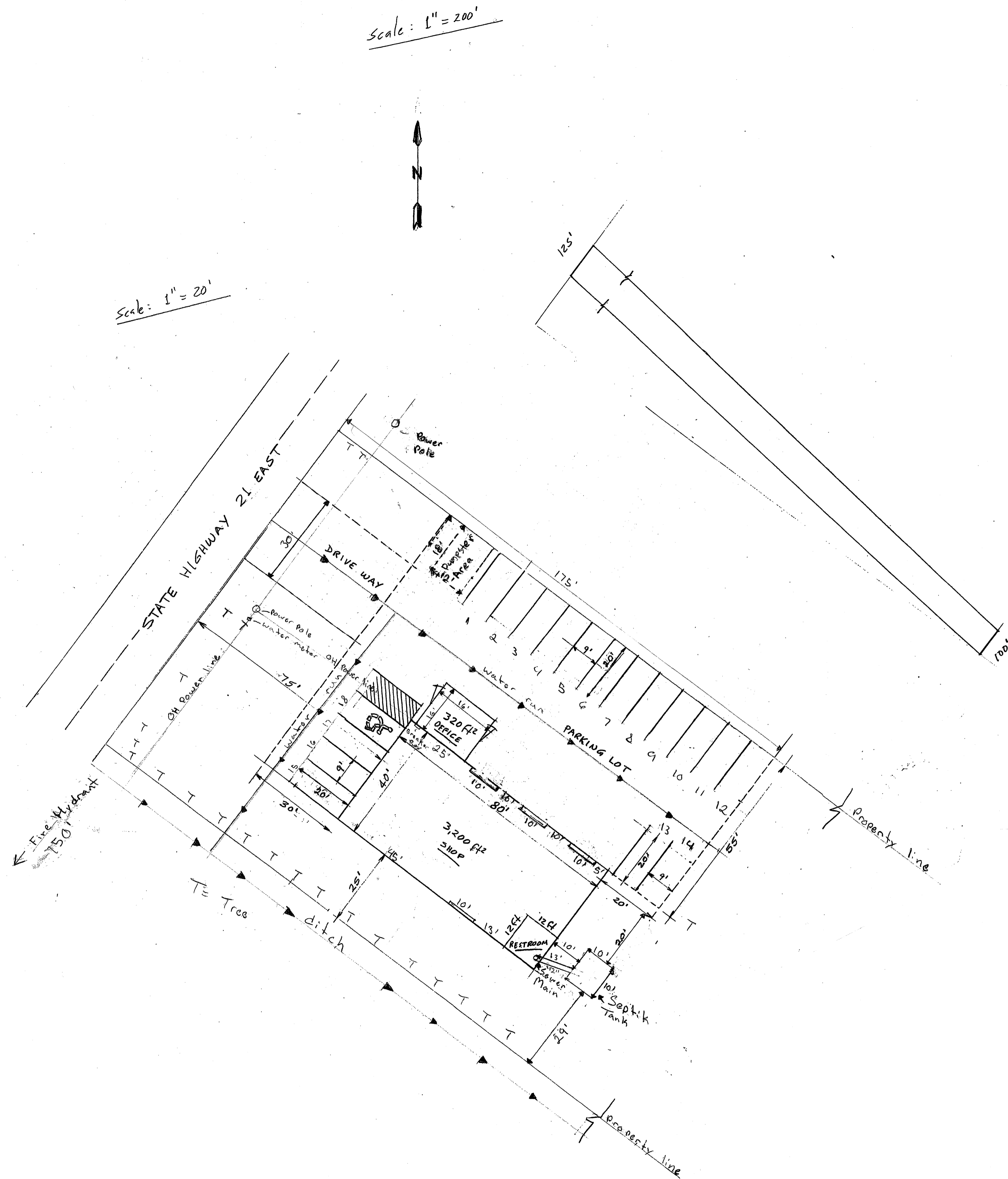
SCALE: AS SHOWN

APPR: MFC

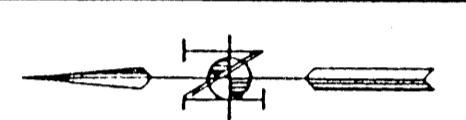
**DRAWING:**

**SP-1**

04-12-06A11:58 PAID



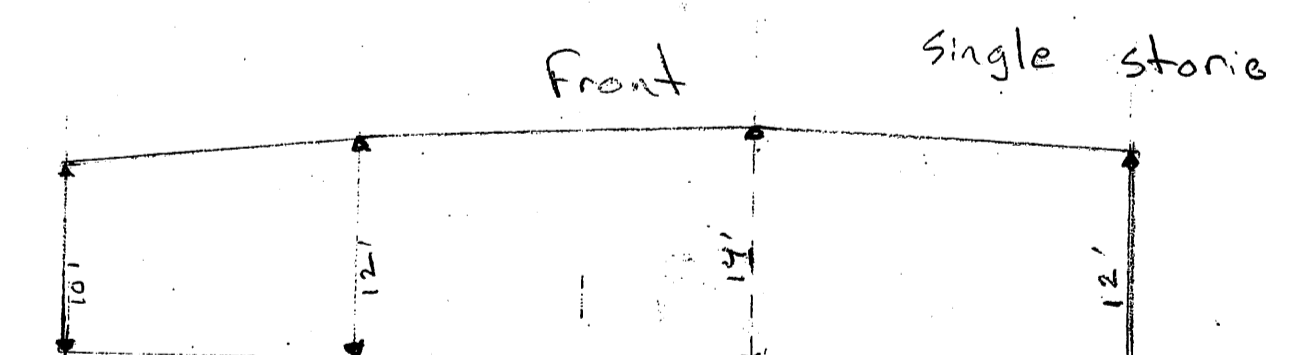
THIS MAP HAS BEEN  
APPROVAL DISTRICT  
SHOWN ARE MEANT  
AT THE PRINTED  
ACCURACY



Received  
APR 12 2006  
Development & Engineering  
Services

SP06-16  
#2

Scale: 1" = 10'



5640 E SH 21  
SFA # 10 Block 12  
Lot 10 1.41493 Acres

A 006300 SFA # 10  
Tract 77 3.0507 Acres

Received

APR 12 2006

No wet sanding

Scooter's Paint & Body

5640 E. Hwy 21 Bryan, TX 77808		DRAWN BY Jose Villa	
SCALE: 1" = 20'	APPROVED BY:	REVISOR	
DATE:			
Owner: Hossein Ekili 917 S. Texas Ave. Bryan, TX 77803		DRAWING NUMBER	
Jose Villa 979-739-4391			
Auto Repair Shop			

Received

APR 12 2006


Development & Engineering  
Services

SP06-16 #2

- 1.) THIS SITE PLAN REFERENCES: A SITE PLAN COMPLETED BY UNITED PARCEL SERVICE DATED NOVEMBER 4, 2004
- 2.) EXISTING USE = C (COMMERCIAL) DISTRICT
- 3.) PROPOSED USE: COMMERCIAL
- 4.) WATER SERVICE = PUBLIC
- 5.) ELECTRIC SERVICE = PUBLIC
- 6.) SEWER SERVICE = PUBLIC
- 7.) PROPERTY APPLICANT: UNITED PARCEL SERVICE  
2730 OSBORN LANE  
BRYAN, TX - 77803
- 8.) PROPERTY OWNER: BT-OH LLC  
ATTN: TAX DEPT-PROPERTY PO BOX 28606  
ATLANTA, GA 30358-0606
- 9.) TOTAL PARKING: 15 TRUCK SPACES  
80 AUTOMOBILE SPACES
- 10.) THIS SITE PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.
- 11.) ALL FACILITIES AND SITE PLAN FEATURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, & FEDERAL SPECIFICATIONS AND STANDARD DETAILS.
- 12.) EXISTING BUILDING AND SITE DIMENSIONS TAKEN FROM UPS SITE PLAN HAVE NOT BEEN VERIFIED.
- 13.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

SCALE IN FEET  
1" = 10'

10 5 0 10 20

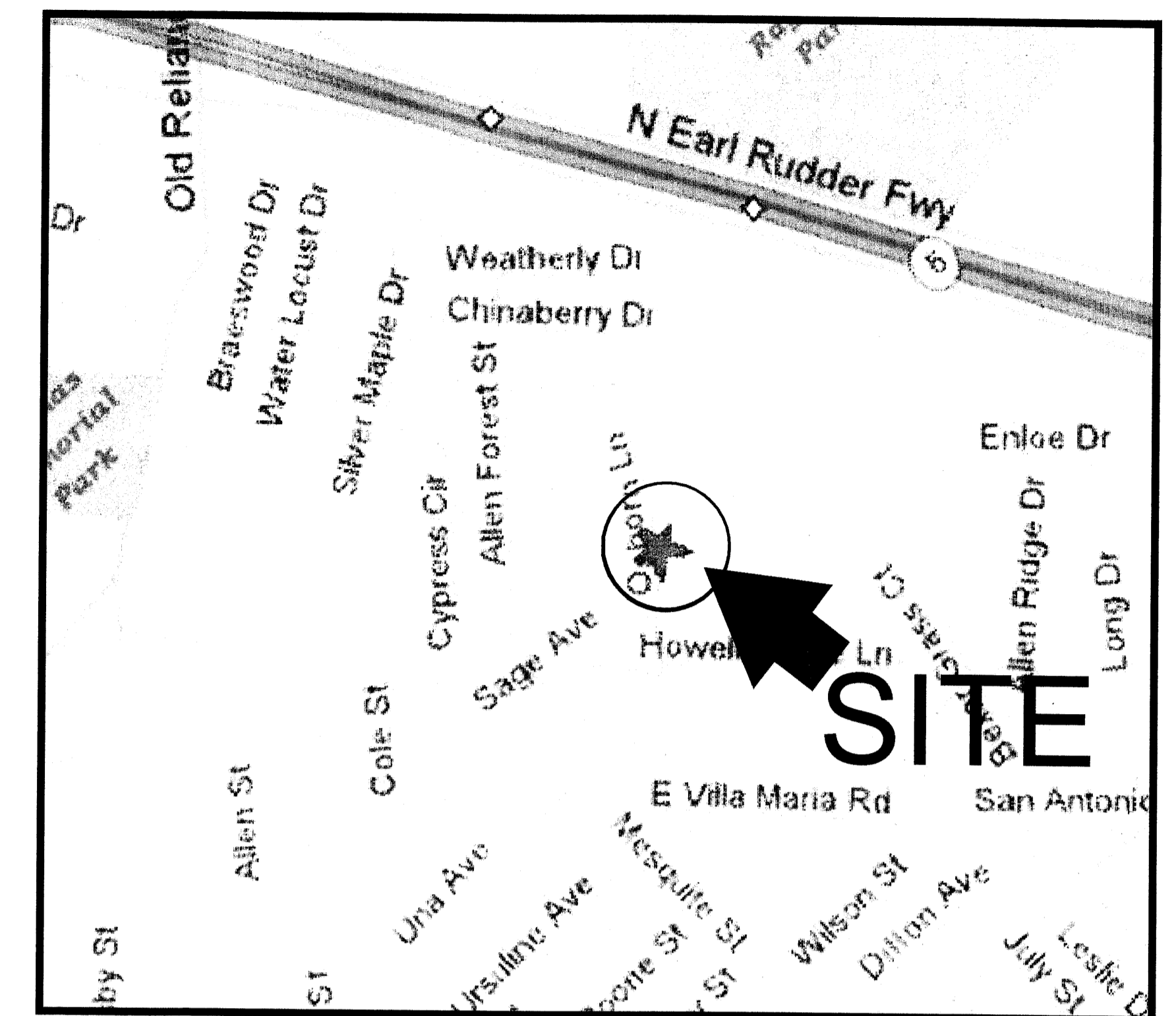
— S — S — EXISTING SANITARY SEWER  
 — W — W — EXISTING WATER LINE  
 — E — E — EXISTING ELECTRIC LINE  
 — T — T — EXISTING TELEPHONE LINE  
 — GAS — GAS — EXISTING GAS LINE  
 — —  OH POLE w/GUY WIRE  
 ● FLOOR DRAINS

$\Delta = 11^{\circ}24'36''$   
 $R = 512.76'$   
 $L = 102.11'$   
 $T = 51.23'$   
 CHD. = N  $19^{\circ}24'04''$  E  
 $101.94'$

$$\begin{aligned} \Delta &= 11^{\circ}24'36'' \\ R &= 512.76' \\ L &= 102.11' \\ T &= 51.23' \\ \text{CHD.} &= N 19^{\circ}24'04'' E \\ &101.94' \end{aligned}$$

SCALE IN FEET  
1" = 30'

30 15 0 30 60



## LOCATION MAP

[illegible]

SP06-14 #2